

IN RE: PETITION FOR SPECIAL HEARING  
E/S Pulaski Highway, 425 ft. South  
of c/l Allender Road  
11433 Pulaski Highway  
11<sup>th</sup> Election District  
5th Councilmanic District  
Ronald W. Parker  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-278-SPH

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 11433 Pulaski Highway in White Marsh. The Petition was filed by Ronald W. Parker, property owner. Special Hearing relief is requested to approve the retention of a mobile home as a nonconforming part of an obsolete motel to be otherwise razed. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Special Hearing, marked as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Ronald W. Parker, property owner/Petitioner. Mr. Parker was represented by Newton A. Williams, Esquire. Also appearing in support of the Petition was Clyde Hinkle, from Bafitis and Associates, Inc., the preparers of the plan, Luke F. Ramey, a long time employee of Mr. Parker, Raymond H. Holter, a long time resident of the locale, and James Wloczewski of the White Marsh Business Association, Inc. There were no Protestants or other interested persons present.

An examination of the site plan indicates that the subject property is approximately 1.9 acres in area, split zoned B.R. and M.L. The predominant zoning of the property is B.R., with a small strip of the site to the rear zoned B.R. The property has frontage on Pulaski Highway (Md. Route 40) in northeastern Baltimore County, not far from the Gunpowder Falls State Park. Presently, the property is improved with a one story building which contains numerous retail and office tenants. The rear of the site is improved with an irregularly shaped building which is used as a motel. A third structure on the site is a mobile home, which is the subject of the special hearing request.

Mr. Parker acquired the site in 1973. The motel building existed at that time, having been constructed in the early 1960s. After Mr. Parker's acquisition of the property, he caused there to be razed a small structure in the front of the property. After the demolition of that building, the one story retail/office building was built (approximately 1980).

ORDER RECEIVED FOR FILING

Date

By

3/26/99  
M. Hovak

Mr. Parker now proposes demolition of the motel building. In its place, a second rectangularly shaped building will be constructed. The proposed building will be one story in height and be used as a warehouse and for similar purposes. Testimony and evidence offered was that Mr. Parker owns a number of properties in the area with similar uses.

As noted above, the Petition relates to an existing mobile home which is located at the rear of the site. This trailer is occupied by Luke Ramey, a long time employee of Mr. Parker. Mr. Ramey was described as Mr. Parker's "Man Friday". He generally supervises management of Mr. Parker's properties in the area and monitors those properties. Mr. Ramey and his son live in the trailer and have so resided on the property since 1973. Although their mobile home has been replaced and upgraded over the years, Mr. Ramey and his son have apparently resided at the same location in a mobile home continuously since that time.

Counsel for the Petitioner produced copies of prior versions of the Baltimore County Zoning Regulations (BCZR). An examination of those regulations provides no legal basis upon which the mobile home could be permitted by Code. That is, in none of the regulations, either present or past, is a mobile home permitted. Nonetheless, evidence was offered about a prior zoning case decided by Deputy Zoning Commissioner, George Martinek on January 30, 1979. At that time, Deputy Commissioner Martinek dismissed an alleged violation on the property relating to the "use of a trailer". Testimony offered before me was that the trailer which was the subject of that hearing is Mr. Ramey's present home. Unfortunately, it is not clear why Deputy Commissioner Martinek found no zoning violation and his Order is silent as to its basis. Nonetheless, he clearly found that the existence of the trailer and its occupancy as a dwelling was permitted.

Relevant testimony was received in the instant case from Raymond Holter, a long time resident of the property. On the date of the hearing, Mr. Holter was 89 years old and has lived in the community since 1922. In fact, his family's property immediately abuts the subject site. Mr. Holter testified that the area was primarily agricultural in character until the construction of Pulaski Highway (Md. Route 40) in the late 1930s. He described the urbanization of the area since then. He also indicated that a trailer has been on the site at the same location at least as far back as 1955. That is, Mr. Holter testified that a trailer has always been on that property and occupied by a caretaker. Thus, Mr. Ramey's occupancy of the property in its present manner is a continuation of a long standing practice. Mr. Holter's testimony was uncontradicted and is credible.

ORDER RECEIVED FOR FILING

Date

By

Based upon this testimony, I am persuaded that the Petition for Special Hearing should be granted. In my judgment, the existence of a trailer on the site and its use as a residence by a caretaker has continued uninterruptedly since prior to 1955. As such, it qualifies as a nonconforming use, as defined in Section 104 of the BCZR. Therefore, the use may continue for so long as same is not discontinued or inappropriately enlarged. In this regard, Mr. Ramey testified that the current mobile home is 14 ft. by 70 ft. Although different sized trailers have been on the property for many years, it would seem appropriate that the size of the current trailer is relevant insofar as any expansion of the nonconforming use. That is, although the mobile home can be updated, replaced and/or modernized, the 25% limitation on the increase of the area of the nonconforming use would be based upon the current size (14x70 ft.).

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26<sup>th</sup> day of March 1999 that, pursuant to the Petition for Special Hearing, approval of the retention of a mobile home as a nonconforming part of an obsolete motel to be otherwise razed, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired.

ORDER RECEIVED FOR FILING  
Date 3/26/99  
By [Signature]

[Signature]  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

March 26, 1999

Newton A. Williams, Esquire  
Nolan, Plumhoff and Williams  
502 Washington Avenue, Suite 700  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Case No. 99-278-SPH  
Property: 11433 Pulaski Highway  
Petitioner: Ronald W. Parker

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
Encl.  
Copy:  
Mr. Ronald W. Parker  
11450 Pulaski Highway  
White Marsh, Maryland 21162





# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 11433 Pulaski Highway

which is presently zoned BR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the retention of a mobile home, a non-conforming part of an obsolete motel to be otherwise razed.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

Newton A. Williams

Nolan, Plumhoff & Williams

Name - Type or Print

Signature

Company

502 Washington Ave., Suite 700

410-823-7800

Address

Towson

MD

Telephone No.

21204

City

State

Zip Code

### Legal Owner(s):

Ronald W. Parker

Name - Type or Print

Signature

Name - Type or Print

Signature

11450 Pulaski Highway

410-335-3800

Address

White Marsh

MD

Telephone No.

21162

City

State

Zip Code

### Representative to be Contacted:

Newton A. Williams

Nolan, Plumhoff & Williams

Name

502 Washington Ave., Suite 700

410-823-7800

Address

Towson

MD

Telephone No.

21204

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1:00 hr

UNAVAILABLE FOR HEARING

Reviewed By JH

Date

1-26-99


Case No. 99-278-SPH

**REASONS IN SUPPORT  
OF  
SPECIAL HEARING REQUEST**

**Ronald W. Parker, Owner and Petitioner**, offers the following reasons in support of the request to allow the existent Mobile Building to remain:

1. The mobile building has been there since the 1960's.
2. The mobile building is in an unobtrusive, rear location which is not visible from Pulaski Highway, due to the frontage commercial development on site and nearby.
3. The mobile building serves as an on site quarters for a watchman and is helpful to the security of the site and nearby sites.
4. The mobile building is the last part of a former motel location to be otherwise razed, and the site will be considerably upgraded by the proposed new warehouse building, with the watchman's building available.
5. For such other and further reasons as may be developed in the course of the matter.

Respectfully submitted,

  
Newton A. Williams  
Nolan, Plumhoff and Williams  
700 Nottingham Centre  
502 Washington Ave.  
Towson, Md. 21204  
410 823 7800  
Attorneys for the Petitioner



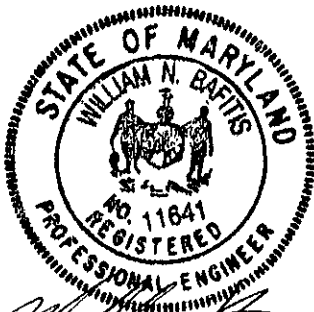
Bafitis & Associates, Inc.


ZONING DESCRIPTION

11429, 11433, & 11437 PULASKI HIGHWAY

Beginning for the same on the East side of Pulaski Highway (U.S. Route 40), 150 feet wide, said point being 425 feet, more or less, Southerly from the South side of Allender Road.

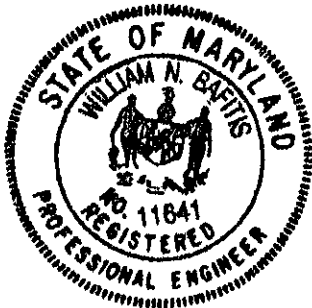
Thence binding on the East side of said Pulaski Highway, South  $45^{\circ}-26'-13''$  West 200.00 feet to a point; thence leaving said Pulaski Highway, South  $44^{\circ}-33'-47''$  East 475.94 feet; thence North  $08^{\circ}-29'-43''$  East 250.25 feet; thence North  $44^{\circ}-33'-47''$  West 325.94 feet to the point of beginning, containing 80,150.73 S.F., 1.84 Ac. in the 11th Election District of Baltimore County, Maryland.



  
William N. Bafitis, P.E. Md. Reg#11641

1-22-99  
Date

278



**99-278-SP1**

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-278-SPH  
11433 Pulaski Highway  
E/S Pulaski Highway, 425' S of  
centerline Allender Road  
11th Election District  
5th Councilmanic District  
Legal Owner(s): Ronald W.  
Parker

**Special Hearing:** to approve  
the retention of a mobile  
home, a non-conforming part  
of an obsolete motel to be oth-  
erwise razed.

**Hearing:** Tuesday, March 9,  
1999 at 2:00 p.m. in Room  
407, County Courts Bldg.,  
401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Contact the Zoning  
Commissioner's Office at  
(410) 887-4386.

(2) For information concern-  
ing the File and/or Hearing,  
Contact the Zoning Review Of-  
fice at (410) 887-3391.

2/280 Feb. 18 C291495

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/18/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on 2/18/, 1999

**THE JEFFERSONIAN,**

*A. Henickson*

LEGAL AD. - TOWSON



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

Item <sup>278</sup> No. 062364

DATE 1-26-99 ACCOUNT R-001-6150

AMOUNT \$ ~~250.00~~ 250.00

RECEIVED FROM: for Ronald Parker

FOR: Commercial special Home, 11430 Polaski Hwy.

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT  
PROCESS ACTUAL TIME  
1/26/1999 1/26/1999 10:54:51  
REF: 0601 CASHIER CLIM CML DRAWER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 086832  
CF-NO. 062364

250.00 CHECK  
Baltimore County, Maryland

99-278-  
SPH

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-278-SPH  
PETITIONER/DEVELOPER:  
(Ronald W. Parker)  
DATE OF Hearing  
(Mar 9, 1999)

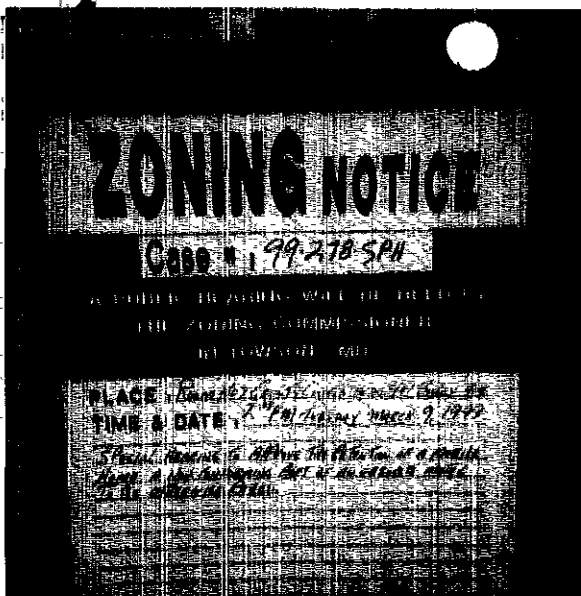
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property located at  
11433 Pulaski Highway Baltimore, Maryland 21162\_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 2-17-99 \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

*Thomas P. Ogle, Sr.*  
(Signature of Sign Poster & Date)

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)

RE: PETITION FOR SPECIAL HEARING  
11433 Pulaski Highway, E/S Pulaski Hwy,  
425' S of c/l Allender Rd, 11th Election  
District, 5th Councilmanic

Legal Owners: Ronald W. Parker

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-278-SPH

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11<sup>th</sup> day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

February 4, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-278-SPH  
11433 Pulaski Highway  
E/S Pulaski Highway, 425' S of centerline Allender Road  
11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Ronald W. Parker

Special Hearing to approve the retention of a mobile home, a non-conforming part of an obsolete motel to be otherwise razed.

HEARING: Tuesday, March 9, 1999 at 2:00 p.m. in Room 407, County Courts  
Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: Newton A. Williams, Esquire  
Ronald W. Parker

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 18, 1999.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY  
February 18, 1999 Issue – Jeffersonian

Please forward billing to:

Ronald W. Parker  
11450 Pulaski Highway  
White Marsh, MD 21162

410-335-3800

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-278-SPH

11433 Pulaski Highway

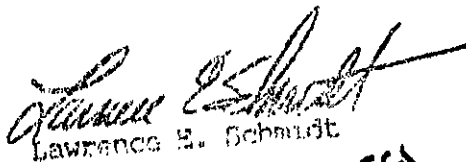
E/S Pulaski Highway, 425' S of centerline Allender Road

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owner: Ronald W. Parker

Special Hearing to approve the retention of a mobile home, a non-conforming part of an obsolete motel to be otherwise razed.

HEARING: Tuesday, March 9, 1999 at 2:00 p.m. in Room 407, County Courts  
Building, 401 Bosley Avenue



Lawrence E. Schmidt

sc

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 99-278-SPH

Petitioner: Ronald W. Parker

Address or Location: 11433 Pulaski Highway

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Ronald W. Parker

Address: 11450 Pulaski Highway  
White Marsh, Md. 21162

Telephone Number: 440-335-3800

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-278-SPH

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A special Hearing for the retention of a  
mobile home (a non-conforming part of an obsolete  
motel to be otherwise razed)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 5, 1999

Newton A. Williams, Esq.  
Nolan, Plumhoff & Williams  
502 Washington Avenue, Suite 700  
Towson, MD 21204

RE: Item No.: 278  
Case No.: 99-278-SPH  
Location: 11433 Pulaski Highway

Dear Mr. Williams:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 26, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date: February 17, 1999

FROM:     *[Handwritten initials]* Robert W. Bowling, Supervisor  
            Bureau of Developer's Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
            for February 16, 1999  
            Item Nos. 278 280, 281, 282, 285,  
            288

AND

Revised Variance Petitions & Plats for  
Case #98-467-SPHA (7601 Osler Drive)

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0216.NOC

hs  
3/9

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** February 16, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 278

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 2/10/99

FROM: R. Bruce Seeley, Project Manager  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: Feb. 8, 99

The Department of Environmental Protection and Resource Management has  
no comments for the following Zoning Advisory Committee Items:

Item #'s:

278

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98-467 SP HA



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

February 23, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 8, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

(278) 279, 281, 284, 285, and 288

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 2 . 9 . 9 9

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 278 JJS

Dear. Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

99-278 SPH

11433 Pulaski Hwy. -

Ronald W Parker

Lyde Temple - author of site plan

Wongewick - White Marsh  
bureau Assoc. -

one of several sites owned by Parker -

Parker & purchased 1970's

BR - as & has been -

Ex mobile Home -

79-159-A - Dr Norma's Order -

79-222-V. - no violations found -

BU - construction trailer -

Tra

Cube Name -

11429 Kulachi Hwy -

live in trailer behind  
Motel -

~~1973-1980~~  
lived here since 1973

Sam Salvo owned property - sold to  
Parker in 1970's

worked for Ken since 1980 -

New Trailer - 1998 -

New "used" trailer -

Trailer \$10,000 price -

Bought it out

lives there with son (Darryl)  
42 years old retarded

manage property - check if

manage - look out after  
everything -

other properties - in area

---

**Newton A. Williams**

DIRECT DIAL  
(410) 823-7888

Law Offices  
**NOLAN, PLUMHOFF & WILLIAMS**  
CHARTERED  
SUITE 700, NOTTINGHAM CENTRE  
502 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204-4528  
(410) 823-7800  
TELEFAX: (410) 296-2765

JAMES D. NOLAN  
{RETIRED 1980}

J. EARLE PLUMHOFF  
(1940-1988)

RALPH E. DEITZ  
(1918-1990)

**TELECOPY COVER PAGE**

DATE: March 10, 1999

CLIENT MATTER NO: NAW 3951-03

TO: Hon. Larry Schmidt, Esq.

FIRM: Zoning Commissioner's Office

RE: Parker Case, 99-278-SPH, Mobile Home size, 14 by 70 feet

FAX TELEPHONE NUMBER: 410 887 3468

PHONE: 410 887 4386

TELEPHONE NUMBER TO CONFIRM RECEIPT: Same

TOTALS NUMBER OF PAGES (INCLUDING COVER SHEET): One

FROM: **Newton A. Williams**

Dear Commissioner Schmidt:

Following up on the hearing of March 9<sup>th</sup>, Mr. Luke Ramey testified that his mobile home is 14 by 70 feet and Clyde Hinkle points out that the Site Plan as revised Petitioner's Exhibit one shows 15 by 55 feet, and will be further amended and filed with your office and PDM.

Thank you and your staff for your attention to this fax.

Respectfully,



Newton A. Williams

Fax CC:

Ronald Parker, Esq. 410 335 3096

Clyde Hinkle, P.E., 410 391 2448



IF FOR ANY REASON YOU NEED TO CONTACT US, PLEASE CALL  
NEWTON / MARCIE At 410-823-7800

C:\DATA\wpdocs\lawletters\jan'98\FAX WPD

**CONFIDENTIALITY NOTICE**

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**WHITE MARSH BUSINESS ASSOCIATION, INC**  
11237 Philadelphia Road  
White Marsh, Maryland 21162



James Wloczewski, President  
Jere Shue, Vice President  
Kevin Wiley, Secretary  
Ron Black, New Member Chairman  
Ron Parker, Past President

To Whom It May Concern:

We, as members of the White Marsh Business Association, note that Luke Ramsey, who has lived at 11429 Pulaski Hwy, White Marsh, MD 21162 for 30 years, has always been a good neighbor. He keeps the property very well kept.

We see no reason for Luke Ramsey to move his home.

Thank you,

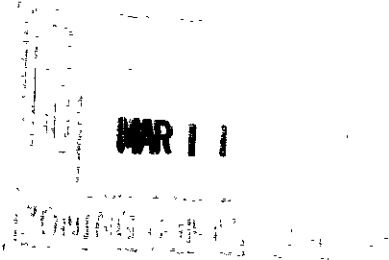
  
James Wloczewski  
President



**Bafitis & Associates, Inc.**

March 10, 1999

Baltimore County Government  
Mr. Lawrence E. Schmidt, Esquire,  
Zoning Commissioner  
Suite 405  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204



Dear Commissioner Schmidt;

**Ref: Case 99-278SPH - 11429, 11433, & 11437 Pulaski Highway**

Pursuant to the directions of Mr. Newton A. Williams Esquire we are submitting 5 prints of the "Plat to Accompany Zoning Petition" revised March 9, 1999.

The revised plan shows the correct size of the existing mobile home which is the home of Mr. Luke Ramey. The mobile home has been replaced since the time of the field run survey represented on the plan.

I understand that the attached plans will replace exhibit one submitted at yesterdays hearing.

If I may be of assistance to you in this matter please contact our office.

Sincerely,  
**BAFITIS AND ASSOCIATES, INC.**

  
Clyde F. Hinkle, Vice President

CFH/lkb

cc: Mr. Newton A. Williams w/enc.

1955-

**B. R. Zone—Business, Roadside**

**Section 236—USE REGULATIONS**

The following uses only are permitted:

**236.1**—Uses permitted and as limited in B. M. Zone.

**236.2**—Bottling establishment, soft drink;  
Greenhouse;  
Laboratory;  
Motel or motor court;  
Printing, lithographing, or publishing plant,  
employing over 25 persons;  
Volunteer fire company.

**236.3**—The following uses when located at least 50 feet from the residential zone boundaries at the ends of the commercially zoned frontage:

Building materials storage and sales yard;  
Farm implements, sales and service;  
Feed and grain sales and storage;  
Kennel;  
Lumber yard;  
Public utility storage yard;  
Stone or monument works;  
Storage of inflammable liquids and gases  
underground (for requirements see Baltimore County Building Code);  
Tire retreading or recapping.

**236.4** — Special Exceptions — The following uses when permitted as Special Exceptions (see Sections 270 and 502):

Airport;  
Amusement park;  
Boat yard and/or marine railway;  
Bus terminal;  
Cemetery (see Section 401);  
Contractor's equipment storage yard;  
Excavations, controlled (see Section 403);  
Filling station (see Section 405);  
Golf driving range, miniature golf, and baseball batting range;  
Hospital Class B (see Section 407);  
Living quarters in a commercial building;  
Poultry, commercial killing of;  
Public utility uses other than those noted in Sections 200.11, 230.9 and 236.3 (see Section 411);  
Race track, commercial;

1955 Reg.

split

#### B. R. ZONE

Riding stable, commercial;  
Sanitary landfill;  
Shooting range;  
Storage of inflammable liquids and gases  
above ground (for requirements see  
Baltimore County Building Code);  
Theatre, drive-in;  
Trailer park (see Section 414);  
Truck terminal;  
Used motor vehicle outdoor sales area, sepa-  
rated from sales agency building;  
Wireless transmitting and receiving structure.

#### Section 237—HEIGHT REGULATIONS

Same as in B. L. Zone.

#### Section 238—AREA REGULATIONS

Minimum requirements, except as provided in  
ARTICLE 3, shall be as follows:

238.1—Front Yard—For residences, as in Sections  
302 and 303.1; for commercial buildings the front  
building line shall be not less than 50 feet from the  
front property line if on a dual highway; and not less  
than 25 feet from the front property line and not less  
than 50 feet from the center line of any other street,  
except as specified in Section 303.2;

238.2—Side and Rear Yards—For residences, as in  
Section 302; for other buildings, 30 feet;

238.3 — Parking Areas and Loading Space — In  
accordance with the provisions of Section 409;

238.4—Storage and display of materials, vehicles  
and equipment are permitted in the front yard but not  
more than 15 feet in front of the required front build-  
ing line.

#### M. R. Zone—Manufacturing, Restricted

#### Section 250—USE REGULATIONS

250.1—In order to provide greater freedom in the  
selection of industrial areas and at the same time to  
secure and maintain effective control over the location,  
type, and arrangement of industrial uses and to pro-  
tect the uses in neighboring residential zones, areas for  
Restricted Manufacturing Zones may be designated on  
the zoning map and/or may be created by petition in  
accordance with the procedure outlined in the follow-  
ing sections.

SECTION 1. Be it enacted by the County Council of Baltimore County, Maryland, that section 415 of the Baltimore County Zoning Regulations, 1955 edition, is hereby amended by adding a new sub-section to be known as section 415.5, said new section to read as follows:

415.5 For purposes of the Regulations in this section, a trailer shall be regarded as such even though its mobility may have been eliminated by taking off its wheels, or otherwise, and placing it on a stable foundation, or rigid supports.

SECTION 2. Be it further enacted, that this Act shall take effect forty-five days after its enactment.

Enacted: November 10, 1959

#### Section 414--TRAILER PARKS

414.1--The area of the lot on which such park is to be located shall be not less than 5 acres.

414.2--An area of not less than 3,000 square feet shall be allocated to each trailer, which must be connected to sewer, water, and electricity.

414.3--Each trailer space shall abut or face on a driveway or unobstructed space of not less than 30 feet in width, which space shall have unobstructed access to a public highway. It shall be hard surfaced and adequately lighted.

414.4--No trailer or service building or structure used in connection therewith, shall be placed or permitted within 100 feet of the road or street upon which the lot or area so used for such park fronts, or within 75 feet of any other boundary line of such lot or area.

414.5--There shall be a space of not less than 25 feet between each trailer and also a space of not less than 25 feet between any trailer and any service building or structure used in connection with such park.

414.6--No such trailer park, nor any service building or structure used in connection therewith shall be established or operated without the approval of and subject to the regulations and requirements of the Baltimore County Health Department. Written approval shall be a required condition prior to issuance of a permit.

#### Section 415--TRAILERS

No person shall park, store, or occupy a trailer for living or business purposes except:

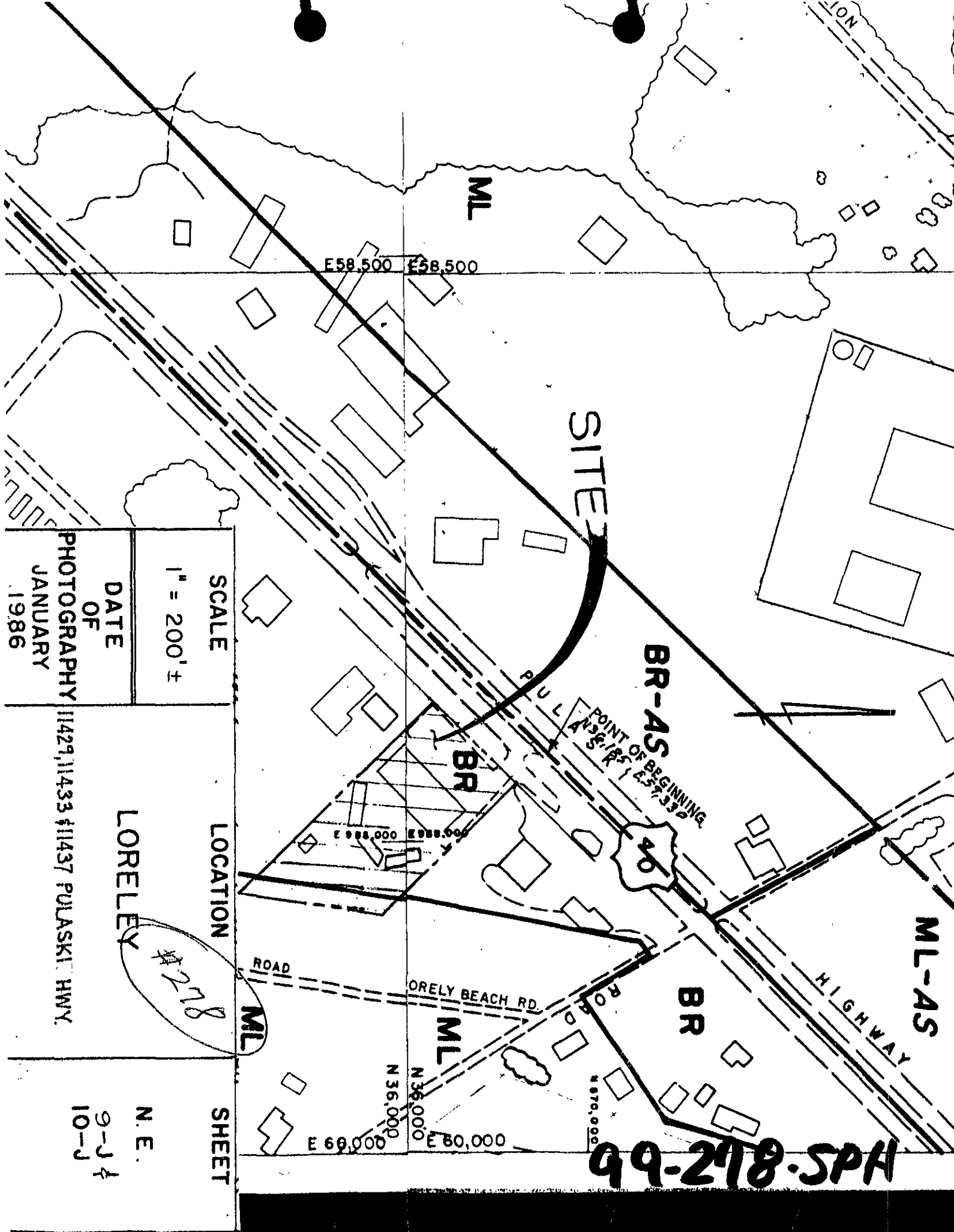
415.1--In an approved trailer park;

415.2--In a garage or other accessory building, or in the rear half of a lot owned or occupied by the owner of the trailer, but it must be located at least 25 feet from rear and side lot lines, and its use for living and/or business purposes is prohibited;

415.3--The owner of land may permit occupancy of such land by a non-paying guest, using a trailer for living purposes, for a period not exceeding one month in any calendar year.

415.4--As a temporary office incidental to construction on or development of the premises on which the trailer is located.





SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
LORELEY

ML

SHEET  
N.E.  
9-34  
10-J

99-278-SPH





P. Mr. Hulter's Property to east.



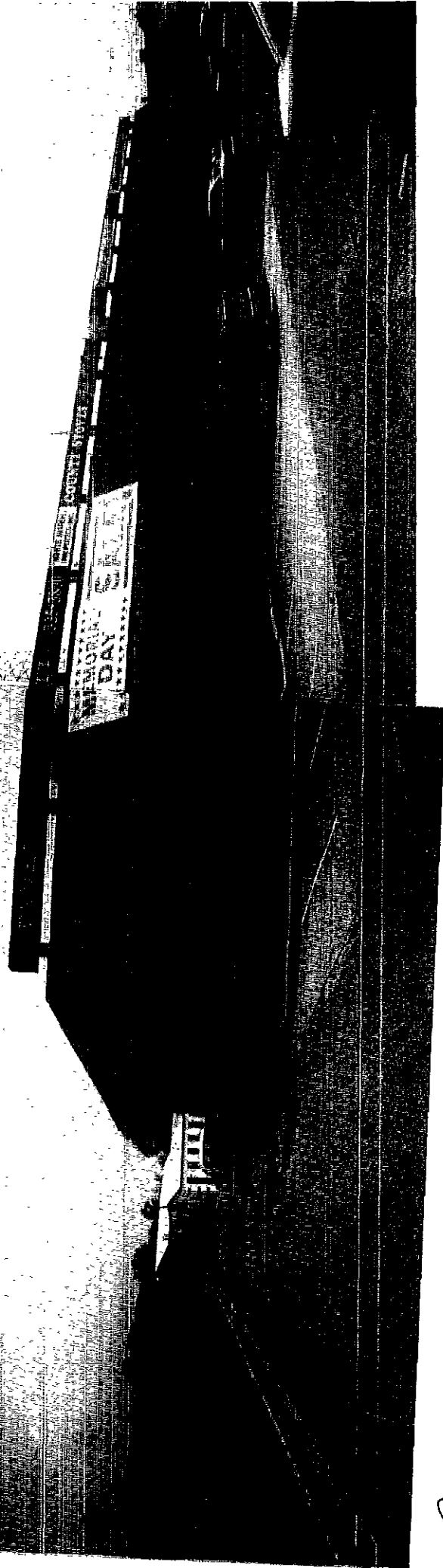
P. Hulter - Sisters home to south.



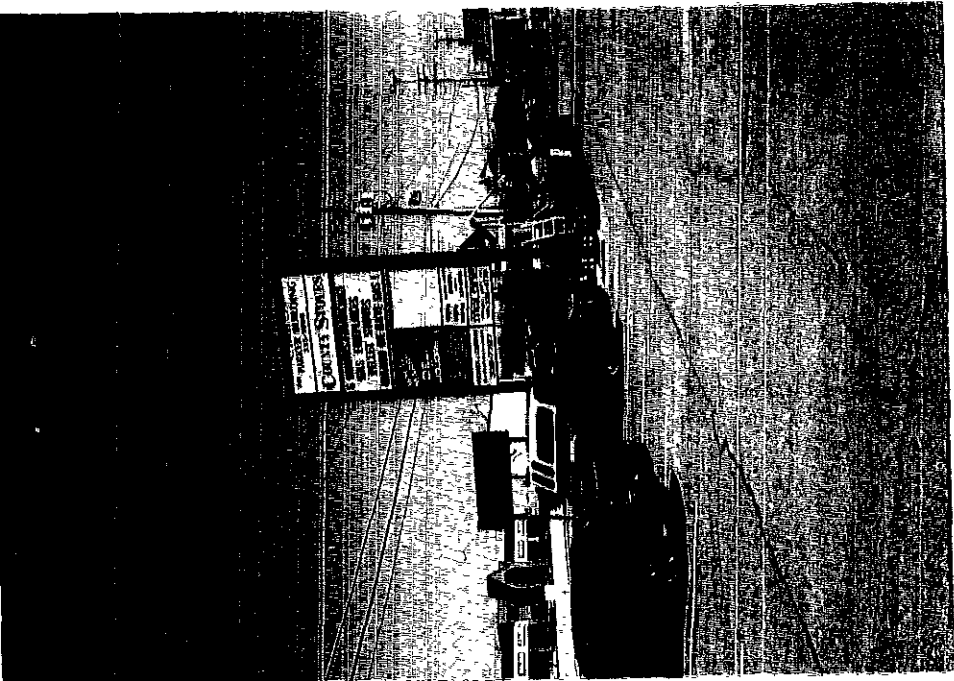
J, NE/S of 14333 Building



J, Parker Bldg. at Allender + Route 40 East



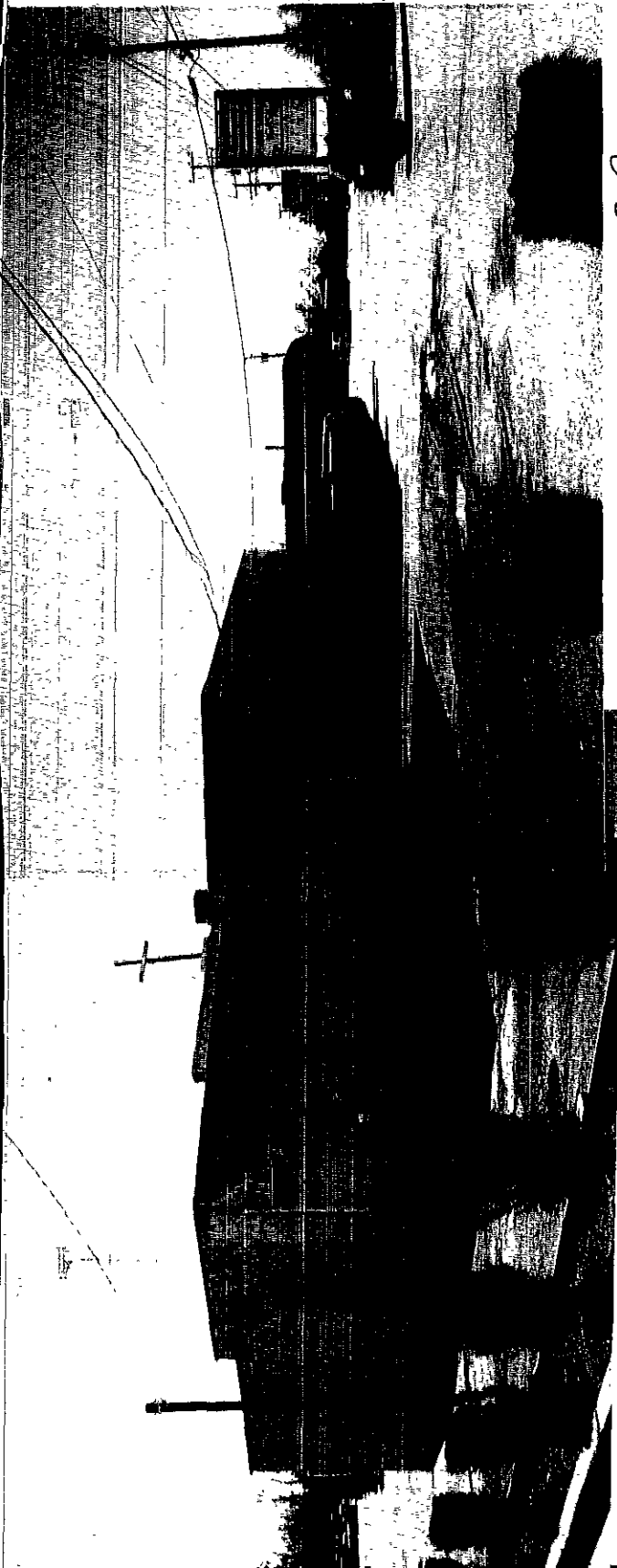
D. 14333 - Main Store and Motel in Rear..



G. Present Frontage  
Main Sign 14333



B. Warehouse for lease sign  
- west corner  
Case No. 99-278-5PH.



C. Adjacent Church and Truck stop to SW in BR zone



*D. Motel to be razed from Truck Stop.*



E. Looking E at site from truck stop - The mobile home  
in center to remain

Note Tower.  
& Trailer - Generator

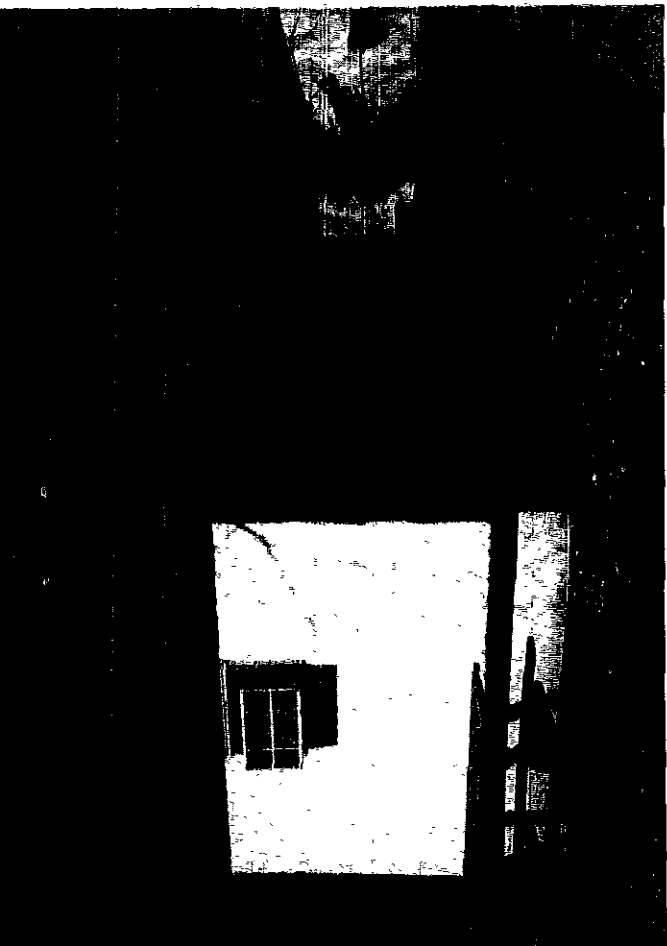


F, Mobile Home to Remain



G. Construction Storage Area in rear of  
BR to southwest

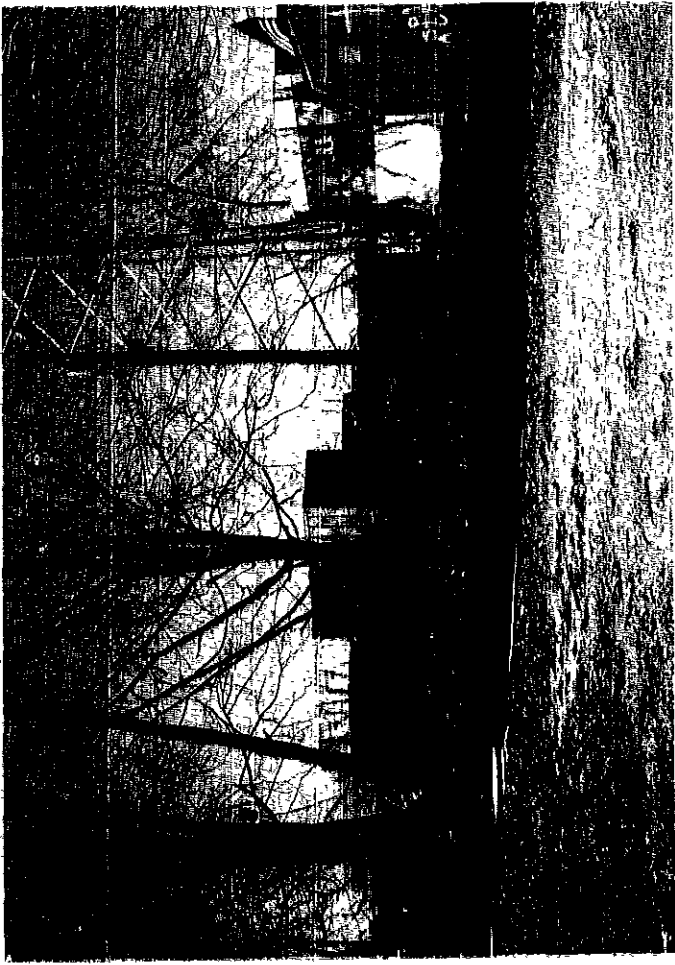




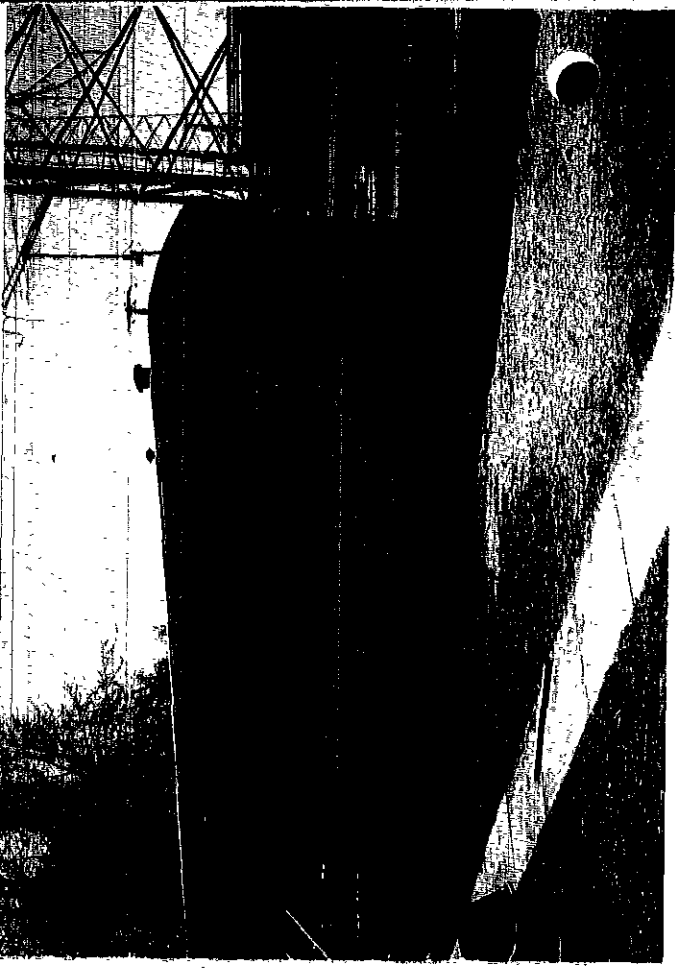
21. Storage/Office Trailer - part  
of motel to go.



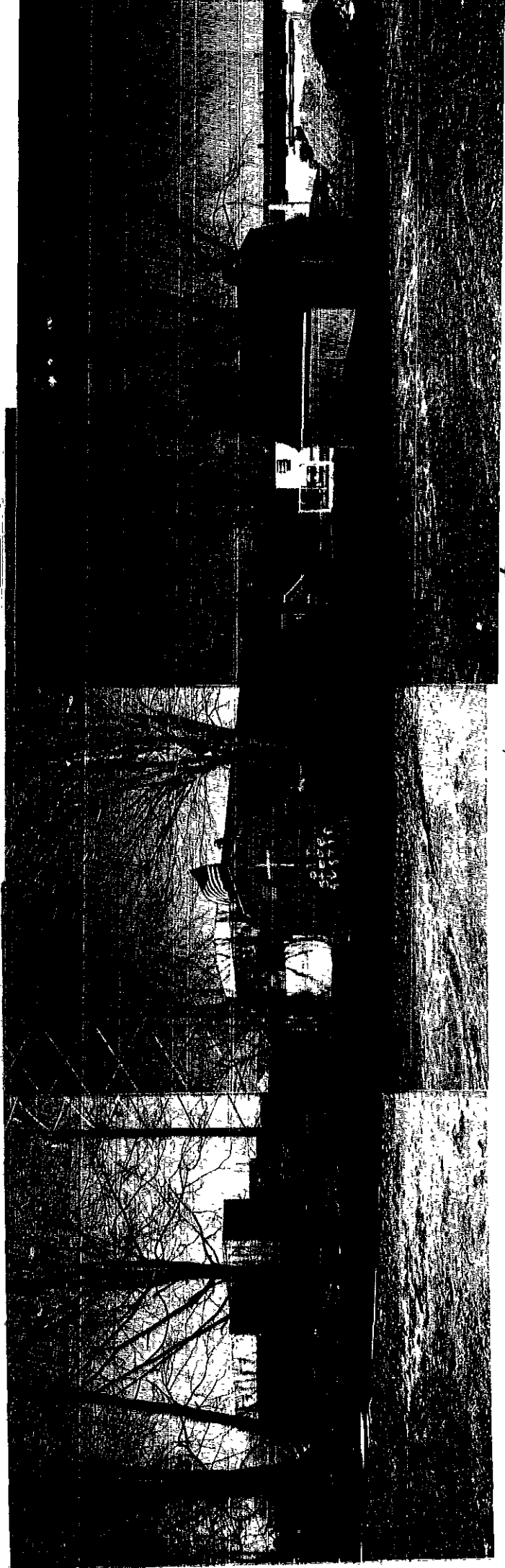
22. Mobile Home to stay.



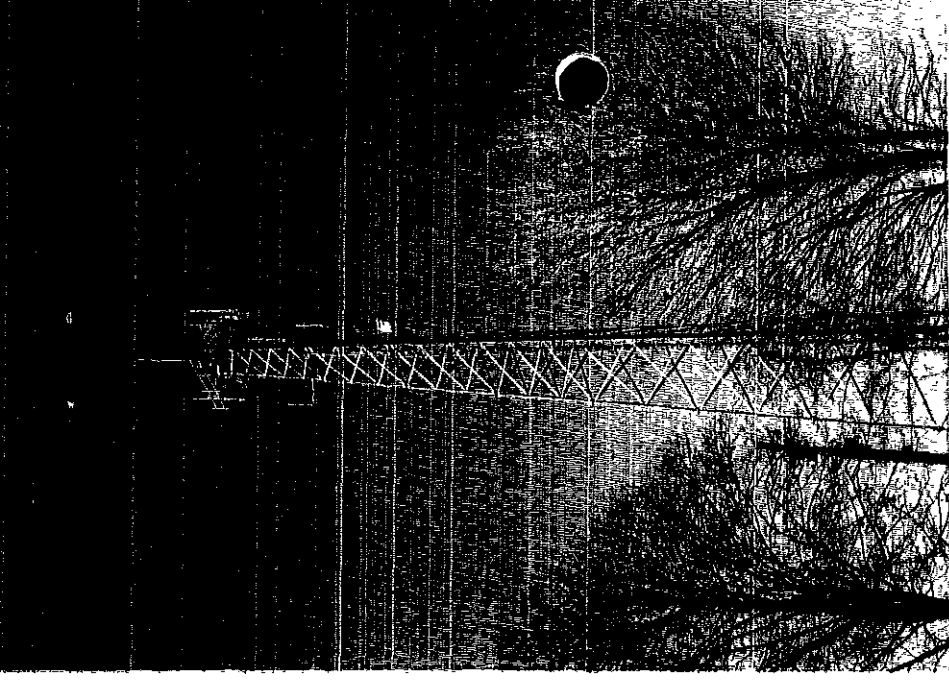
J. Rear of site - note  
construction storage nearby



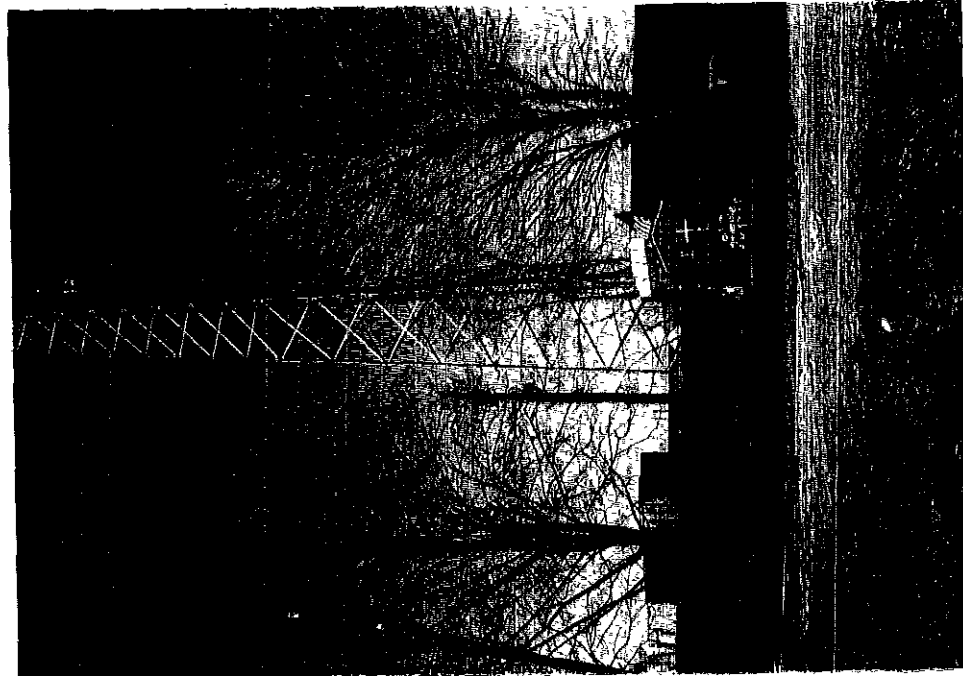
K. Mobile Home in relation to  
Tower - note generator



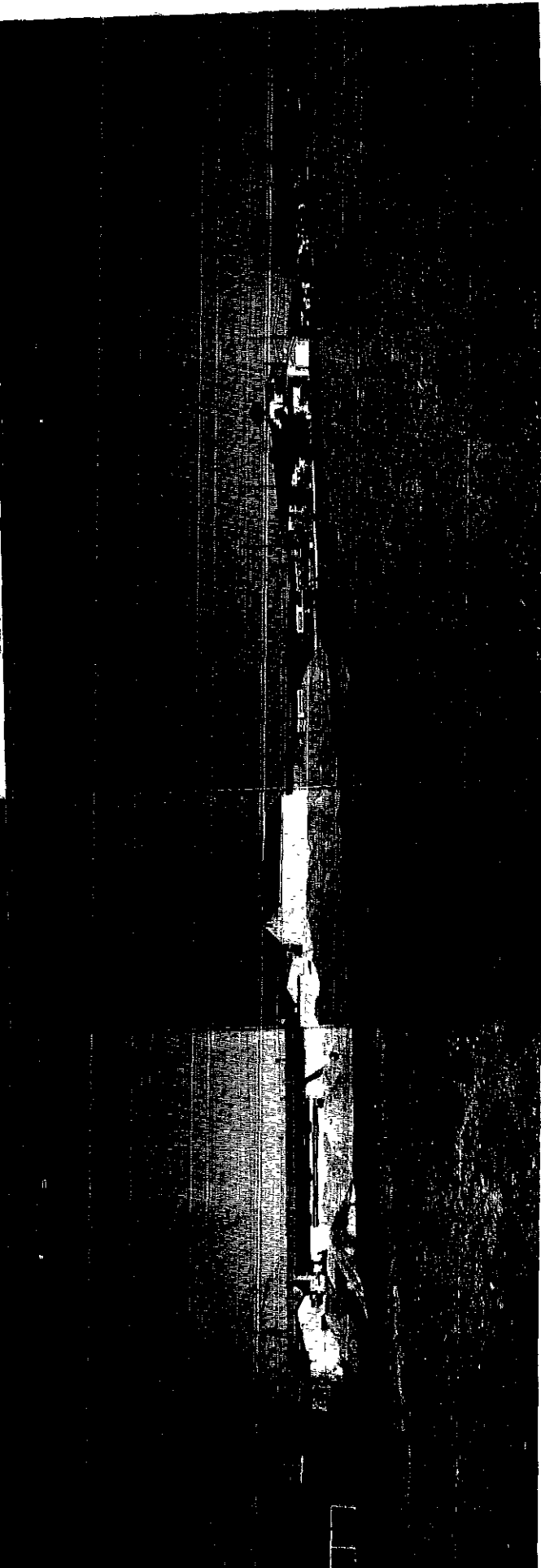
Looking west at rear of site - note tower, etc.



*M. Top of Tower.*



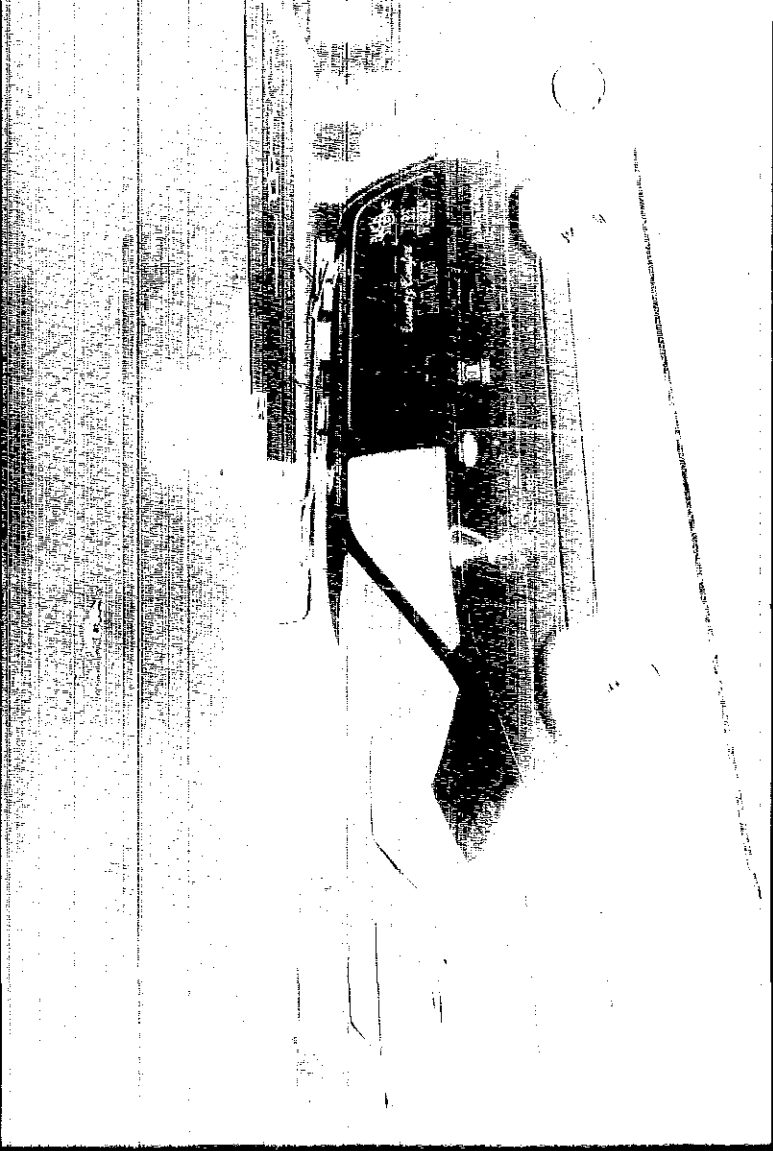
*M. - Tower & pond.*



O, Motel to be razed - stockpiled soil for fill. - Restaurant  
Looking North.



Q 2  
1, Rear of  
14333  
Building



3

